06-1440 39-B

File #20060388	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2006. Notary Public MY COMMISSION EXPIRES: 5/21/2009

Davidson County DEEDWARR
Recvd: 11/03/06 14:17 2 pgs
Fees:13.00 Taxes:1035.63
20061103-0137125

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 100, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol B. Wyatt	New Owner	Map 155-16-A
(NAME) 7020 Meadow Ridge Circle	(NAME)	Parcel 237
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Clay Posey and wife, Kendra Posey, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Carol B. Wyatt, Unmarried, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Traceside, Section Eight of record in Plat Book 9700, Page 659, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clay Posey and wife, Kendra Posey by deed from Ashley J. Dennis and wife, Pilar G. Dennis of record in Instrument No. 200004240040265, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Traceside of record in Book 9435, Page 493, as amended in Book 9677, page 675; By-Laws of Traceside Homeowner's Association, Inc., of record in Book 9668, page 899; Articles of Incorporation of Traceside Homeowner's Association, Inc., of record in Book 9668, page 894; Conveyance of open space to Traceside Homeowner's Association, Inc., by Quitclaim Deed of record in Instrument No. 200003290031449; Right-of-Way Deed of record in Book 3533, page 299; Subject to rights of others in and to the common areas and/or elements; Subject to lien for special assessments as contained in the restrictions; any and all matters shown on the Plan of Traceside, Section Eight of record in Plat Book 9700, Page 659 and any and all matters shown on the Boundary Sudivision Plat of Traceside of record in Plat Book 7900, Page 705, Register's Office of Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 7020 Meadow Ridge Circle, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of October, 2006.

Clay Posey

Kendra Posey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Clay Posey and Kendra Posey, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 27th day of October, 2006.

Notary Public

My Commission expires; My Commission Expires May 24, 2009

KEVIN H. SOLOMON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027